

Ryden

TO LET

MODERN OFFICE
131 SQ M (1,407 SQ FT)

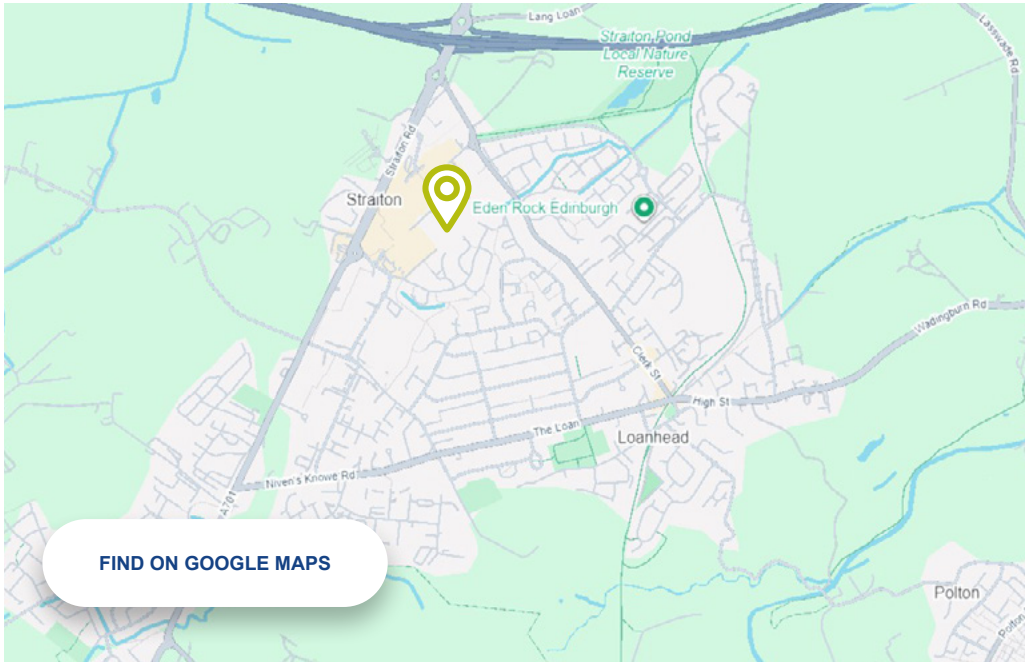


**UNIT 1 STRAITON
VIEW
STRAITON BUSINESS
PARK
LOANHEAD
EH20 9QZ**

**REFURBISHED 1ST
FLOOR OFFICE**

**OPEN PLAN OFFICE
ACCOMMODATION**

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



UNIT 1 STRAITON VIEW | STRAITON BUSINESS PARK | LOANHEAD | MIDLOTHIAN | EH20 9QZ

LOCATION

Unit 1 Straiton View occupies a high-profile position within Straiton Business Park, one of Midlothian's most established and accessible commercial hubs. Situated just 5 miles south of Edinburgh City Centre, the property sits immediately adjacent to the A720 Edinburgh City Bypass, providing connectivity to Scotland's motorway networks, including the M8, M9, and A1.

Connectivity: Reach Edinburgh International Airport and the city centre in approximately 15–20 minutes.

Public Transport: Excellent local bus links (Lothian Buses 37, 47, X62) connect the park directly to the city and surrounding Midlothian towns. The nearby Straiton Park & Ride further enhances commuter accessibility.

Lifestyle & Amenities: The office is a stone's throw from the 750,000 sq. ft. Straiton Retail Park, offering staff immediate access to retailers such as Marks & Spencer, Next, IKEA, Sainsbury's, and Costco, alongside Nando's, Starbucks, and Greggs.

DESCRIPTION

Unit 1 Straiton View offers a modern, high-specification. This two-storey brick pavilion provides a professional and welcoming corporate presence with excellent branding potential and adequate parking.

The interior features a bright, open-plan floor space with additional cellular offices and meeting space designed to maximise usability, as well as creating a light, productive and vibrant working environment.

The unit is equipped with perimeter trunking for flexible power and data distribution, a high-quality fit-out, and a dedicated staff kitchen/breakout area.

ACCOMMODATION

The property has the following Net Internal Area:-

DESCRIPTION	SQ M	SQ FT
FIRST FLOOR	131	1,407
TOTAL	131	1,407

BUSINESS RATES

We are advised by the local Assessors the property currently has a Rateable Value of £13,800 which results in rates payable (2026/27) of approximately £6,873.

Interested parties are advised to make their own enquires with regards to any relief via the Small Business Rates Relief Scheme.

TERMS

The existing lease expiring June 2028 is available by way of assignation or subletting with a longer lease term available via the landlord if required.

The current passing rent is £16,200 per annum. Further information is available on application to the sole letting agent.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC A.

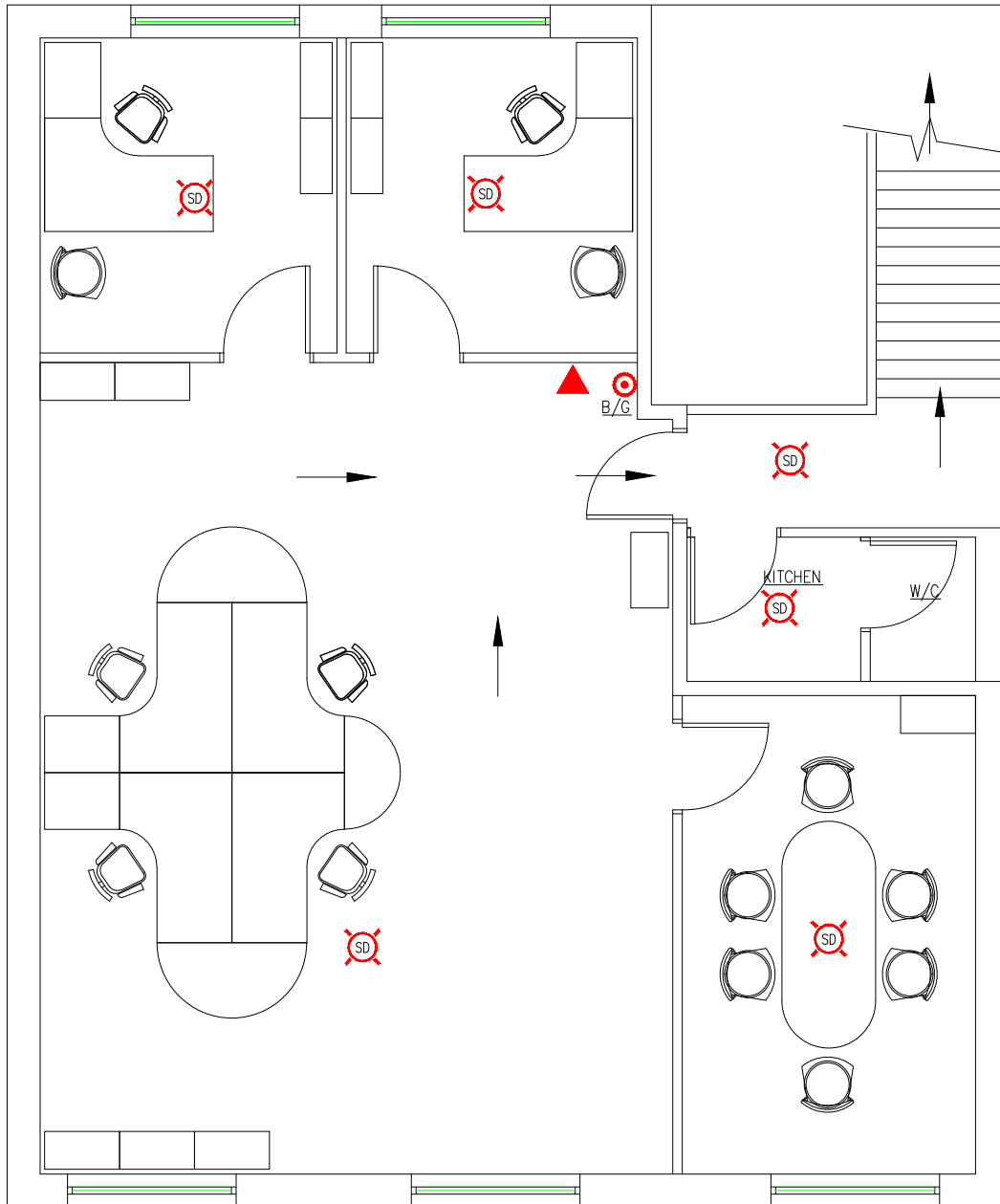
VAT

The property is VAT registered.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon.

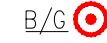




LEGEND



SMOKE DETECTOR



FIRE ALARM BREAKGLASS



FIRE EXTINGUISHER (WATER & CO₂)

TO LET

MODERN OFFICE

131 SQ M

(1,407 SQ FT)



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VIEW
STRAITON
BUSINESS PARK
LOANHEAD
EH20 9QZ**

GET IN TOUCH

Please get in touch with our letting agents for more details.

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